



November 17, 2005

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Thigpen
Invocation Tom Sprague
Pledge of Allegiance Tony Atkins
Quorum Chairman Thigpen
Quorum present with all members present.
Approval of Minutes for November 3, 2005 Chairman Thigpen
Dean Thompson moved to approve the minutes of November 3, 2005. Deanne Hall seconded.
Motion carried 5-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Thigpen
Tom Sprague moved to approve the Agenda as presented with Item No. 9 being withdrawn.
Deanne Hall seconded. Motion carried 5-0.

Old Business

1. **Ashbrooke IV**, Chamblin Road, Zoned R-2 RCO, 50 lots, 13.59 acres, *Commission District 3*

Deanne Hall made the motion to table Ashbrooke IV until the December 15, 2005 planning commission meeting. Tony Atkins seconded. Motion carried 5-0.

2. **The Villas at Radcliffe (Townhomes)**, Columbia Road, Zoned T-R, 72 units, 9.03 acres, *Commission District 3.*

Dean Thompson made the motion to table The Villas at Radcliffe until the December 1, 2005 planning commission meeting. Tom Sprague seconded. Motion carried 5-0.

3. **RZ 05-10-10**, Rezone Tax Map 058 017, 059 031, and 059 038, approximate combined acreage of +/-1,500 located at Washington Road/William Few Parkway/Old Washington Road from R-A to PUD. *Commission District 3*

Tony Atkins made the motion to table RZ 05-10-10 until the December 1, 2005 planning commission meeting to allow the developer to revise the plans and narrative statement as they were presented. The revisions must be prepared for the December 1, 2005 meeting. Deanne Hall seconded. Motion carried 5-0. Public hearing remains open.

New Business

Final Plat Director Browning/Staff

4. **Highgrove at Williamsburg Phase IV**, Hardy McManus Road, Zoned R2 RCO, 25 lots, 42.51 acres, *Commission District 3*

Deanne Hall made the motion to approve Highgrove at Williamsburg Phase IV with changes and not to include the one flag lot that will be considered at a later date with a private road. Dean Thompson seconded. Motion carried 5-0.



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Preliminary Plat.....Director Browning/Staff

5. **Connemara Phase IV**, Hereford Farm Road, Zoned PUD, 40 lots, 11.10 acres, *Commission District 3*.

Dean Thompson made the motion to approve Connemara Phase IV and to include all departmental comments. Tom Sprague seconded. Motion carried 5-0.

6. **Barrett Place Phase I**, Jennings Road, Zoned PUD, 42 lots, 8.20 acres, *Commission District 1*.

Tom Sprague made the motion to table Barrett Place Phase I until the December 1, 2005 planning commission meeting. Deanne Hall seconded. Motion carried 5-0.

Rezoning.....Director Browning/Staff

7. **RZ05-11-02**, Rezone Tax Map 028 Parcel 031H, 1.31 acres located at 1985 Lonergan-Hulme Road from R-A to M-1, *Commission District 4*.

Tony Atkins made the motion to approve RZ05-11-02 and to include departmental comments and close the public hearing. Tom Sprague seconded. Motion carried 5-0.

8. **RZ05-11-03**, Rezone Tax Map 072C Parcel 002A, 4.57 acres located at 4360 Owens Road from R-2 to S-1, *Commission District 2*.

Dean Thompson made the motion to disapprove RZ05-11-03 and close the public hearing. Deanne Hall seconded. Motion carried 4-0-1 (Thigpen abstained).

9. **RZ05-11-04**, Rezone Tax Map 074A Parcel 34A, 1.82 acres located at 586 Old Wheeler Road amending the S-1 zoning from a Church to a Driving School, *Commission District 4*.

RZ05-11-04 was withdrawn at the request of the Applicant.

10. **RZ05-11-05**, Rezone Tax Map 068 Parcel 005, 36.09 acres located at the Southeast Corner of Old Belair Road and Belair Lane from M-1 to PUD, *Commission District 3*.

Tony Atkins made the motion to approve RZ05-11-05 with the condition that the minimum lot size be 6,000 square feet and to include departmental comments and close the public hearing. Ron Thigpen seconded. Motion was defeated 2 (Atkins and Thigpen) to 3 (Thompson, Hall, and Sprague).

11. **RZ05-11-06**, Rezone Tax Map 067 Parcel 122, Tax Map 067 122C, Tax Map 067 117, Tax Map 067 Parcel 122A & B, and Tax Map 060 Parcel 043, 382.2 acres located at 236 North Old Belair Road, 237 North Old Belair Road, and 5048 Hereford Farm Road from R-1 to PUD and R-1 & PUD to PUD, *Commission District 3*.

Deanne Hall made the motion to approve RZ05-11-06 and to include departmental comments and close the public hearing. Dean Thompson seconded. Motion carried 5-0.

Request to Amend Preliminary Plat

12. **Request by EHR Developers to amend a previously approved preliminary plan for Berkley Hills subdivision to remove a sidewalk detail**, located on William Few Parkway, Zoned R-2, 59 lots

Deanne Hall made the motion to amend the Preliminary Plat for the Berkeley Hills subdivision to eliminate the requirement for sidewalks. Dean Thompson seconded. Motion carried 5-0.



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Staff CommentsDirector Browning/Staff
Public Comments.....Chairman Thigpen
AdjournChairman Thigpen
The Meeting Adjourned at 10:27 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: November 2005 – December 2005

Board/Commission	Date	Time	Location
Planning Commission	November 17, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	November 28, 2005	3:30 PM	General Conference Room, Building A
Planning Commission	December 1, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	December 6, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	December 15, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	December 19, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	December 20, 2005	6:30 PM	Evans Government Center Auditorium

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, December 6, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, December 2, 2005 to place their name on the agenda for presentation.